

PRE-COMMITTEE ADDENDUM PLANNING COMMITTEE

Meeting Date	16 th May 2012
Officer	Andrew Ryley
Agenda Item	Site Address
1/04	Equitable House & Lyon House Lyon Road Harrow HA1 2EW
	Reference
	P/3118/11

ADDENDUM INFORMATION

The planning conditions have been updated. Condition 2 has been revised to be more specific to the details of finished development, a separate condition has been added to cover boundary and surface treatment. A condition restricting permitted development for telecommunications equipment has been added (number 24), and condition 22 has been altered to restrict permitted development for satellite etc dishes. A duplicate drainage condition has been removed, and the cycle parking condition has been amended to refer to the development (as opposed to building) and motorcycle/scooter provision and the plans list condition has been altered (as five of the plan numbers were not correct).

Revised condition list, which has been renumbered, is as follows:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Notwithstanding the submitted details, prior to the commencement of construction of each of the buildings, details of the external materials of the building and its immediate surroundings (including balcony details, window openings, rainwater pipes and roof edges) shall be submitted to, and approved in writing by, the local planning authority. The details shall include, samples of materials, scale 1:20 drawings, and other such information as may be required.

The development of each building shall be carried out in strict accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality in accordance with The London Plan Policy 7.4 and Policy D4 of the Harrow Unitary Development Plan (2004).

3. Notwithstanding the submitted details, the development hereby permitted shall not commence until details of the ground surfacing and the boundary treatment of the site have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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REASON: To safeguard the appearance of the locality in accordance with The London Plan Policy 7.4 and Policy D4 of the Harrow Unitary Development Plan (2004).

4. The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works, including details of on site play equipment. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with Policies D4 and D9 of the Harrow Unitary Development Plan (2004).

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the 5 development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with Policies D4 and D9 of the Harrow Unitary Development Plan (2004).

6. Prior to the commencement of development details of the means of protection of the Preserved Trees shall be submitted to and approved in writing by the local planning authority prior to the commencement of development and shall include details of

- (i) type of protective fencing
- (ii) height of protective fencing
- (iii) location of protective fencing

The construction of the development shall be carried out in strict accordance with the approved details.

REASON: To protect retained trees on the site to maintain their longevity in accordance with Policies D4 and D9 of the Harrow Unitary Development Plan (2004).

7. The approved A1 / A2 / A3 premises shall not be open to the public except between the hours of 08.00 to 23.00 Monday to Saturday and between 10.00 and 17.00 hours on Sundays and Bank Holidays. The approved A1 / A2 / A3 premises shall not be open at any other time except with the prior agreement in writing of the Local Planning Authority.

REASON: To safeguard the amenities of neighbouring residential occupiers, as required by saved policies D4 and EP25 of the Harrow Unitary Development Plan (2004).

8. No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement in accordance with Policy D4 of the Harrow Unitary Development Plan (2004).

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9. Notwithstanding the submitted details, before the first occupation of the development hereby permitted, details of the facilities for the secure parking of bicycles and motorcycles/scooters shall be submitted to and approved in writing by the Local Planning Authority, provided prior to the development being first occupied and retained thereafter.

REASON: To ensure the delivery of a sustainable development which seeks to minimise travel by private car in accordance with the NPPF and Policies D4 and T6 of the Harrow Unitary Development Plan (2004).

10. No goods, materials, plant or machinery shall be stored within the car park of the approved development without the prior written permission of the Local planning authority.

REASON: In the interests of amenity and to ensure that the areas dedicated for parking and servicing and landscaping within the site are retained, in accordance with saved policies D4 and T6 of the Harrow Unitary Development Plan (2004).

11. Before the development hereby permitted is occupied a Sustainability Strategy, detailing the method of achievement of Level 4 of the Code for Sustainable Homes (or successor) for the residential units and BREEAM Very Good (or successor) for the store extension, which includes details of siting, design and noise levels of any equipment, the reduction of baseline CO₂ emissions by 20%, and mechanisms for independent post-construction assessment, shall be submitted to and approved in writing by the Local Planning Authority. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the first occupation of the development a post construction assessment shall be undertaken for each phase demonstrating compliance with the approved Sustainability Strategy which thereafter shall be submitted to the Local Planning Authority for written approval.

REASON: To ensure the delivery of a sustainable development in accordance with the NPPF, Policies 5.1, 5.3A, 5.7B, 5.9B/C, 5.10C and 5.11A of The London Plan (2011), saved Policy D4 of the Harrow Unitary Development Plan (2004) and adopted Supplementary Planning Document Sustainable Building Design (2009).

12. The development hereby permitted shall not be commenced until the disposal of surface water and surface water attenuation / storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To prevent the increased risk of flooding in accordance with the objectives set out under saved policy EP12 of the Harrow Unitary Development Plan (2004).

13. A Demolition Method Statement shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition taking place on the site and the demolition of the buildings and structures on the site shall be carried out in accordance with the approved Demolition Method Statement.

REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with policies D4, T6 and EM25 of the Harrow Unitary Development Plan (2004).

14. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors

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- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON: To manage the impact of the development upon the local area during its construction in the interests of public amenity and the local natural environment in accordance with Policy D4 of the Harrow Unitary Development Plan (2004).

15. No development shall take place, including any works of demolition, until a Construction Logistics Plan (CLP) has been submitted to, and approved in writing by, the local planning authority. The approved CLP shall be adhered to throughout the construction period.

REASON: To manage the impact of the development in terms of the traffic movements upon the local area during its construction in the interests of public amenity and the local natural environment in accordance with Policy D4 of the Harrow Unitary Development Plan (2004).

16. Before the first use of the development hereby permitted, a Delivery and Servicing Plan (DSP) shall be submitted to, and approved in writing by, the local planning authority. The approved DSP shall be adhered to throughout the operation of the store.

REASON: To manage the impact of the development upon the local area during its operation in the interests of public amenity and the local natural environment in accordance with Policy D4 of the Harrow Unitary Development Plan (2004).

17. The following certificates of compliance should be submitted to the planning authority for approval before the development is occupied.

1. A test of compliance should be carried out in accordance with BS EN ISP 140-4 1998 "Field measurements of airborne sound insulation between rooms" all test results should be rated in accordance with SB EN ISO 717-1: 1997 "Rating of sound insulation in buildings and of building elements. Part 1 Airborne sound insulation"

2. A test of compliance should be carried out in accordance with BS EN ISP 140-7 1998 "Field measurements of impact sound insulation of floors" all test results should be rated in accordance with SB EN ISO 717-2: 1997 "Rating of sound insulation in buildings and of building elements. Part 2 impact sound insulation"

REASON: To ensure that adequate precautions are taken to avoid noise nuisance between premises and to safeguard the amenity of neighbouring residents in accordance with Harrow Core Policy CS1 (Overarching Policy) K and policies D4 and EM25 of the Harrow Unitary Development Plan (2004)..

18. Within six months of the permission hereby granted, a Vacancy Strategy shall be submitted to the local planning authority in writing. The Vacancy Strategy shall include (but not be limited to) a scheme to ensure that the approved A1/2/3 units that front onto Station Road can be utilised for temporary alternative uses in the event that commercial occupiers cannot be found upon completion of the units. The Vacancy Strategy shall be approved in writing by the local planning authority and shall be implemented in strict accordance with the approved details thereafter, unless otherwise agreed in writing with the local planning authority.

REASON: To ensure the vitality and viability of the area and safeguard the appearance of the locality in accordance with The London Plan (2011) policy 4.12 and Policy D4 of the Harrow

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Unitary Development Plan (2004).

19. The 287 homes in this development, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Home' / Wheelchair' standard housing in accordance with policies 3.8 and 7.2 of The London Plan (2011), Harrow Core Policy CS1 (Overarching Policy) K and Saved Policies D4 and C16 of the Harrow Unitary Development Plan (2004).

20. The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: To safeguard the appearance of the locality in accordance with Policy D4 of the Harrow Unitary Development Plan (2004).

21. Prior to occupation of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: <http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';

2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

Following implementation the works shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan (2004), and Section 17 of the Crime & Disorder Act 1998

22. Prior to the substantial completion of the approved buildings, details of a strategy for the provision of communal facilities for television reception (eg. Aerials, dishes and other such equipment) shall be submitted to and approved by the Local Planning Authority. Such details to include the specific size and location of all equipment. The approved details shall be implemented prior to first occupation of the building and shall be retained thereafter. Notwithstanding the provisions of the Part 25 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no other television reception equipment shall be introduced onto the walls or roof of the approved building without the prior written approval of the Local Planning Authority.

REASON: In order to prevent the proliferation of individual television reception items on the building to the detriment of the visual amenity of the area in accordance with saved Policy D4 of the Harrow Unitary Development Plan (2004).

23. Before the development hereby permitted is occupied, arrangements shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within the Controlled Parking Zone.

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REASON: To ensure that the scheme adequately addresses the landscaping and sustainability requirements of saved Policies D4, D9 and T13 of the Harrow Unitary Development Plan (2004).

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development which would otherwise fall within Part 24 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area and to safeguard the amenity of neighbouring residents in accordance with saved Policies D4 and D5 of the Harrow Unitary Development Plan (2004).

25. The development hereby permitted shall be carried out in accordance with the following approved plans:

Masterplan: M513_050.PL2, M513_051.PL2

Block A: M513_100.PL2, M513_101.PL2, M513_102.PL2, M513_103.PL2, M513_105.PL2, M513_106.PL2, M513_107.PL2

Block B: M513_110.PL2, M513_111.PL2, M513_112.PL2, M513_113.PL2, M513_115.PL2, M513_116.PL2, M513_117.PL2

Block C: M513_120.PL2, M513_121.PL2, M513_122.PL2, M513_123.PL2, M513_124.PL2, M513_125.PL2, M513_126.PL2, M513_127.PL2, M513_128.PL2, M513_129.PL2, M513_130.PL2, M513_131.PL2,

Block D/E: M513_135.PL2, M513_136.PL2, M513_137.PL2, M513_138.PL2, M513_139.PL2, M513_140.PL2, M513_141.PL2, M513_142.PL2, M513_143.PL2, M513_144.PL2

Block F: M513_145.PL2, M513_146.PL2, M513_147.PL2, M513_148.PL2, M513_149.PL2, M513_150.PL2, M513_151.PL2, M513_152.PL2

Block G: M513_155.PL2.1, M513_156.PL2.1, M513_157.PL2.1, M513_158.PL2.1, M513_160.PL2, M513_161.PL2, M513_162.PL2, M513_163.PL2,

Block H: M513_165.PL2, M513_166.PL2, M513_167.PL2, M513_168.PL2, M513_169.PL2, M513_175.PL2, M513_176.PL2, M513_177.PL2

Contextual Sections: M513_200.PL2, M513_201.PL2, M513_202.PL2, M513_203.PL2, M513_204.PL2, M513_205.PL2

Landscape Plans: 1103/02

REASON: For the avoidance of doubt and in the interests of proper planning.